

## **~~OBJECTIVE 1.x PLANNING FOR COMMERCIAL ACTIVITIES IN THE URBAN LAND USE SERIES.~~**

~~Within the Urban Land Use Series Lake County shall allocate sufficient land area to accommodate commercial activities which provide goods and services, with consideration to economic benefits and environmental impacts to the County. For the purposes of this Objective and policies the term "Commercial" shall include commercial, retail, office, limited light industrial uses and other uses commonly associated with these activities.~~

~~The location and distribution of commercial land uses within Lake County shall be guided by the criteria contained in the Data Inventory and Analysis for the Future Land Use and Economic Elements. Nonresidential uses, including commercial uses shall be allowed within the Urban Land Use Categories subject to criteria contained in the policies below. Land Development Regulations shall be adopted to protect adjacent uses from impacts.~~

~~Within 12 months of the effective date of the Comprehensive Plan, Lake County shall complete an economic development study and incorporate appropriate findings relating to commercial planning into the Comprehensive Plan through the Evaluation and Appraisal Report process.~~

### **~~Policy 1.1.x2 Access to Commercial Land Uses.~~**

~~Access to commercial sites shall be in conformance with the Transportation Element. Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations to implement access standards.~~

### **~~Policy 1.1.x3 Compatibility with Adjacent Land Uses.~~**

~~Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations which require commercial development to provide sufficient buffers and screening to avoid or mitigate impacts to adjacent uses. The County shall require landscaped buffers between properties with nonresidential uses and those containing residential uses. Landscape buffers and sign controls shall be required to enhance community aesthetics, maintain neighborhood viability, reduce incompatibility of adjacent land uses and reduce glare and noise.~~

### **~~Policy 1.1.x4 Availability of Facilities to Support Commercial Development.~~**

~~The intensity of commercial uses shall be compatible with the ability of the County to provide public facilities adequate to meet adopted level of service standards. Compact development shall be encouraged to facilitate the provision of services by the County.~~

## **~~OBJECTIVE 1-2.X — CRITERIA TO DIRECT COMMERCIAL DEVELOPMENT IN URBAN AREAS.~~**

~~Lake County shall direct commercial development through the designation of commercial centers within the Urban Land Use Series that are not located within the Commercial, Office or Light/Heavy Industrial Future Land Use Categories as designated on the Future Land Use Map.~~

### **~~Policy 1-2.x1 Commercial Development in Urban Future Land Use Categories.~~**

~~Urban areas may be served by shopping facilities, which are designed and planned around market and service areas. Commercial Centers shall:~~

~~A.Requires a site plan with an internal circulation system that maintains or enhances the integrity of adjacent uses.~~

~~B.Meet or exceed the established levels of service to ensure the proper functioning of the adjacent roads.~~

- ~~C. These centers shall be located so that there is no overlap of service areas with the service area of existing centers.~~
- ~~D. Site design will not compromise the integrity of adjacent uses.~~
- ~~E. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.~~
- ~~F. Shall not be located in conservation or environmentally sensitive areas.~~
- ~~G. Shall require a unified master site plan.~~

These areas are generally categorized under one of the following Commercial Centers:

1. ~~Community Centers:~~

- ~~A. Location—May be located at the intersection of two arterial roads or at the intersection of an arterial and collector road, or along an arterial within 1/4 mile from the intersection. These centers shall be located within the Urban High Density or Urban Medium High Density Future Land Use Categories.~~
- ~~B. These centers shall have a minimum service area radius of two miles.~~
- ~~C. Allows combined nonresidential allocations from 50,000 to 299,000 floor area.~~
- ~~D. Shall include a minimum of two uses such as commercial, professional services, office or institutional.~~
- ~~E. Major component may include a shopping center with one or more department stores.~~
- ~~F. Mixed use development shall be required.~~
- ~~G. Shall not use local streets as their principal traffic access.~~

2. ~~Neighborhood Centers:~~

- ~~A. Location—May be located at the intersections of collector roads, or at the intersection of a collector and an arterial. These centers shall be located in the Urban High Density, Urban Medium High Density, Urban Medium Density, or Urban Low Density Future Land Use Categories.~~
- ~~B. Allows combined nonresidential allocations from 10,000 to 50,000 square feet of gross leasable area.~~
- ~~C. These centers shall have a minimum service area radius of 1.25 miles.~~
- ~~D. Service Area will be adjacent to sufficient populations to support proposed uses. These centers are intended to accommodate the retail, office and service needs of nearby residents living within the surrounding area.~~
- ~~E. Neighborhood centers within Planned Unit Developments (PUDs) shall be located internal to the Planned Unit Development (PUD) to serve its residents.~~
- ~~F. Shall not use local streets as their principal traffic access unless part of a PUD.~~

3. ~~Neighborhood Convenience Centers:~~

- ~~A. Located along collectors, with preference given to locations at the intersections of such streets. These centers are intended to accommodate the convenient shopping needs of nearby residents living within the surrounding area.~~
- ~~B. These centers shall have a minimum service area radius of one (1) mile.~~
- ~~C. Allows combined commercial allocations of up to 5,000 square feet.~~
- ~~D. New convenience centers within Planned Unit Developments (PUDs) shall be located internal to the Planned Unit Development (PUD) to serve its residents.~~

4. ~~Commercial Corridors:~~

- ~~A. Commercial Corridors allow Commercial development consistent with any of the above centers.~~
- ~~B. Within designated Commercial Corridors, new commercial, office uses and limited light industrial use shall only be allowed along commercial corridors as identified below, which have significant existing commercial development, as identified on the Future Land Use Map.~~
- ~~C. Infilling will be encouraged within commercial corridors.~~
- ~~D. The development of commercial, office, institutional, community facility, including school facilities, multi-family residential uses and limited light industrial, in Commercial Corridors may be permitted within the Urban Land Use Series.~~
- ~~E. Commercial Corridors may extend up to 1/4 mile from the center line and terminus of the identified roadway providing that the land is developed in a continuous manner. The following Commercial Corridors are hereby identified and shall be indicated on the Future Land Use Map:~~
  - ~~a. US 441~~
  - ~~b. Old 441 from State Road 19 to the junction with Eudora Road and SR 19A~~
  - ~~c. US 27 on the following segments~~
    - ~~i. Sumter County line south to County Road 48~~
    - ~~ii. Independence Boulevard south to Wilson Lake Parkway [BTS1]~~
    - ~~iii. Libby No. 3 Road (north of SR 19) south to Hartwood Marsh Road~~
    - ~~iv. County Road 474 south to the Polk County Line outside of the GSACSC [BTS2]~~
  - ~~d. State Road 50 east of US 27~~
  - ~~e. US Highway 192~~

## **POLICY X.X COMMERCIAL ACTIVITIES WITHIN THE URBAN LAND USE SERIES**

Within the Urban Land Use Series, Lake County shall allocate sufficient land area to accommodate commercial activities that provide goods and services, with consideration to economic benefits and environmental impacts to the County. For the purposes of this policy, the term "Commercial" shall include commercial, retail, office, limited light industrial uses and other uses commonly associated with these activities. The location and distribution of commercial land uses within Lake County shall be guided by information contained in the Data Inventory and Analysis for the Future Land Use and Economic Elements. Within 12 months of the effective date of the Comprehensive Plan, Lake County shall complete an economic development study and incorporate appropriate findings relating to commercial planning into the Comprehensive Plan through the Evaluation and Appraisal Report process.

The following requirements shall apply to commercial development within the Urban Land Use Series:

### **Policy X.X.1 Access to Commercial Land Uses**

Access requirements for commercial sites shall conform with the Transportation Element. Commercial uses shall be required to meet or exceed the adopted levels of service for adjacent or affected roads. The availability of road capacity, proximity to nearby or adjacent roadway improvements, or satisfaction of locational criteria alone shall not be construed as necessarily justifying the approval for a commercial use or zoning. Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations to implement access standards.

### **Policy X.X.1 Commercial Service Areas**

Commercial Centers and Commercial Corridors shall be planned within service ~~area~~ areas/boundaries, and located to prevent the overlapping of new service areas with existing service areas.

### **Policy X.X.2 Commercial Site Design and Compatibility with Adjacent Land Uses.**

All commercial development shall require a unified master site plan. This site plan shall include an internal circulation system that maintains or enhances the integrity of adjacent uses. Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations which require commercial development to provide sufficient buffers and screening to avoid or mitigate impacts to adjacent uses. The County shall require landscaped buffers, use of open space, and architectural/artistic elements as appropriate to ensure transition between all commercial and residential uses. These C~~ommercial~~ landscaping features and signage shall be designed to enhance community aesthetics, maintain neighborhood viability, reduce incompatibility with adjacent uses, and limit glare and noise. The design of commercial development shall not compromise the integrity of adjacent uses or encroach upon conservation or environmentally sensitive areas. Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations to implement this policy.

### **Policy X.X.3 Availability of Facilities to Support Commercial Development**

The provision and intensity of commercial uses shall be compatible with the availability of public facilities adequate to meet adopted level of service standards.

### **~~Policy X.X.4 Commercial Site Design~~**

~~All commercial development shall require a unified master site plan. This site plan shall include an internal circulation system that maintains or enhances the integrity of adjacent uses.~~

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#### Policy X.X.4 Criteria for Commercial Centers and Corridors

Commercial Centers and Corridors may be permitted as an allowable use within the Urban Low Density, Urban Medium Density, Urban Medium-High Density, and Urban High Density future land use categories, provided that the following criteria relating to location, size, and function are satisfied. The following are minimum required criteria, however, no provision contained herein shall be construed as a guarantee that a requested commercial use or zoning shall be granted. Other relevant factors that may also be considered by the County include but are not limited to principles of sound planning and input from the public and municipalities.

##### 1. Community Centers:

Community Centers may only be located within the Urban High Density and Urban Medium-High Density future land use categories. These centers are intended to provide a mix of uses that serve a larger population and service area. At a minimum, community centers shall contain at least two distinctive types of use, such as retail and office. Community Centers shall allow for a combined nonresidential floor area allocation of 50,000 to 299,000 square feet and provide a minimum service area radius of two miles from the center of the intersection. Community Centers may only be located at the intersection of two arterial roads or at the intersection of an arterial and collector road, and shall extend no more than 1/4 mile from the center of the intersection. Community Centers shall not use local streets for principle traffic access.

##### 2. Neighborhood Centers:

Neighborhood Centers may be located within the Urban High Density, Urban Medium-High Density, Urban Medium Density, or Urban Low Density future land use categories. These centers are intended to accommodate the retail, office, and service needs of residents within the surrounding area. Neighborhood Centers shall allow for a combined nonresidential floor area allocation of 10,000 to 50,000 square feet and provide a minimum service area radius of 1.25 miles from the center of the intersection. Neighborhood Centers may only be located at the intersection of two collector roads or at the intersection of an arterial and collector road, and shall extend no more than ~~500~~ 660 feet from the center of the intersection. Community Centers shall not use local streets for principle traffic access. A Neighborhood Center may be located within a PUD, provided that it located internal to the PUD specifically to serve the needs of its residents. A Neighborhood Center shall not use local streets for principal traffic access unless part of a PUD.

##### 3. Neighborhood Convenience Centers:

Neighborhood Convenience Centers may be located within the Urban High Density, Urban Medium-High Density, Urban Medium Density, or Urban Low Density future land use categories. These centers are intended to accommodate the convenient shopping needs of nearby residents living within the immediate area. Neighborhood Convenience Centers shall allow for a combined nonresidential floor area allocation not to exceed 5000 square feet and provide a minimum service area radius of 1 mile from the center of the intersection. Neighborhood Convenience Centers may only be located at the intersection of ~~two~~ collector and/or arterial roads. A Neighborhood Center may be located within a PUD, provided that it located internal to the PUD specifically to serve the needs of its residents.

4. Commercial Corridors:

It shall be the express intent of Lake County to discourage strip commercial uses along roadways. ~~Notwithstanding this, if~~ It is recognized that certain roadway corridors within the County have become established over time as significant corridors for commercial development. In order to prevent the further proliferation of this development pattern, the County shall designate these established Commercial Corridors on the Future Land Use Map and restrict strip commercial to these areas. Commercial development consistent with any of the three previously described Commercial Centers may be approved within these designated corridors. Infill development shall be encouraged within Commercial Corridors. Commercial Corridors may extend up to ¼ mile from the center line and terminus of the identified roadway providing that property is developed in a continuous manner.

The following Commercial Corridors are hereby identified and depicted on the Future Land Use Map:

- (a) US 441
- (b) Old 441 from State Road 19 to the junction with Eudora Road and SR19A
- (c) US 27 within the following segments
  - i. Sumter County line south to County Road 48
  - ii. Independence Boulevard south to Wilson Lake Parkway[BTS3]
  - iii. Libby No. 3 Road (~~north-south~~ of SR 19) south to Hartwood Marsh Road
  - iv. County Road 474 south to the Polk County Line and outside of the GSACSC[BTS4]
- (d) State Road 50 east of US 27
- (e) US 192